COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

For questions, contact the Planner on Duty at
Telephone: (951) 826-5371 / Fax: (951) 826-5981
Visit our website, www.riversideca.gov/planning

GENERALIZED REQUIREMENTS FOR *INDUSTRIAL ZONES*

ZONE		MINIMUM LOT			MINIMUM BLDG SETBACKS							FLOOR-AREA-RATIO (FAR) – MAXIMUM[1]	BUILDING. HEIGHT[3,11]
					FRONT[5,6]			SIDE[8,10]		REAR			
		AREA (SQ. FT.)[2]	WIDTH	DEPTH	MINIMUM	BLDG'S OVER 30'	BLDG'S 30' OR LESS	STREET/ ALLEY	INTERIOR	MINIMUM[10]	STREET		
BMP	BUSINESS AND MANUFACTURING PARK	40,000[2]	140'	100'	-	50' OR 40'[5]	20'	SAME AS FRONT	0'	0'[9]	SAME AS FRONT	1.5	45'
I	GENERAL INDUSTRIAL	10,000	60'	100'	20'	-	-	20'[8]	0'	0'[9]	20'	0.6	45'
AIR	AIRPORT	8,000	60'	100'	15'	-	-	15'[8]	0'	0'[9]	20'	0.6	45'

AI	AIRPORT INDUSTRIAL	AREA (SQ. FT.)	WIDTH	DEPTH	FRONT	SIDE	REAR	FLOOR-AREA-RATIO (FAR) – MAXIMUM[1]	BUILDING. HEIGHT[3,11]
					MAJOR ARTERIAL FRONTAGE				
	AI-1	5 ACRES	300'	-	50' (FRONT 20' LANDSCAPED)	20'	20'	1.5	45'
	AI-2	40,000	140'	-	50' (FRONT 20' LANDSCAPED)	20'	20'	1.5	45'
	AI-3	40,000	140'	-	50' (FRONT 20' LANDSCAPED)	20'	20'	1.5	45'
	AI-4	40,000	140'	-	50' (FRONT 20' LANDSCAPED)	20'	20'	1.5	45'
					ALL OTHER STREETS				
	AI-1	5 ACRES	300'	-	50' (FRONT 20' LANDSCAPED)	20'	20'	1.5	45'
	AI-2	20,000	100'	-	20' (ALL LANDSCAPED)	-	-	1.5	45'
	AI-3	20,000	100'	-	20' (ALL LANDSCAPED)	-	-	1.5	45'
	AI-4	14,000	100'	-	15' (ALL LANDSCAPED)	-	-	1.5	45'

1. The Approving or Appeal Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental impact on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would not adversely affect infrastructure, service, or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) of the Zoning Code are not required.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking, and maintenance. A total master plan area of 5 acres is required. Site Plan Review approval by the Zoning Administrator is required for any master plan.
3. See Restrictions of Chapter 19.170 of the Zoning Code for the AP overlay zone.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than 6 feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. Sidewalks, vehicular access drives, and railroad tracks that are perpendicular to the front property line shall be permitted in the front setback of the BMP, I, and AIR Zones.
6. Meter pits, and utility manholes extending not more than 6 inches above the finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in the front yard of any industrial zone.
7. A minimum 10-foot on-site landscape planter shall be required along the street side yard of the I and AIR Zones.
8. A minimum side yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.
9. A minimum rear yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.
10. The side or rear setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
11. No building, structure, or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. Any height variance will be subject to the approval of the Zoning Administrator and Airport Director.